

Weare Open Space Committee
Minutes
October 25, 2005
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In attendance were: Mike Boyko, John Ciampi, Andrea Alderman, Pat Myers, George Malette, and Andy Fulton.

Guest this evening is Paul Doscher of the Forest Society.

The chairman called the meeting to order at 7:05 PM.

Ferrente Property – Pat briefed the Committee members on the latest developments of the Frank Ferrente property, and what follows is her summary: Frank will continue with his plans to seek a developer for his property until he feels the WOSC is ready to proceed with land acquisition for conservation purposes. Frank mentioned the purchase and sales agreement which will need taxpayer approval in March. Mr. Ferrente plans to leave town in the not too distant future, and Pat relates that he is determined to receive the full value of his property, no matter which decision he ultimately chooses-development or conservation. However, Mr. Ferrente is leaning toward conservation because he feels he can sell his property more readily than developing it, and he would still realize a return on his investment. After Pat spoke, Steve mentioned that Frank could conceivably carve out between 110 to 120 building lots. Steve also pointed out that a local developer, Ralph Joyce, is interested in buying a parcel from Frank Ferrente. Paul Doscher informed the Committee that a holding company, Meadowsend Timberlands, owns about 1000 acres of conservation land to the North of the property, in Hopkington. Paul also pointed out that there is a large potential for wildlife connectivity owing to the extensive amount of conservation land in this area. Paul added that a local Weare resident, Bob Hadley, owns a block of land which abuts the Ferrente property; however, he is reluctant to sell at this time. Mr. Doscher speculates that sometime in the future, to be used for various purposes, John Stark High School may want to purchase the Hadley piece. Paul explained that if this arrangement happened, both parcels would be purchased by the Town, and then the Hadley parcel would be conveyed to the High School. However, Mr. Doscher cautioned, in the event this transaction were to occur, it must be clearly explained to the voters in March. Paul will ask the Forest Society, at their board meeting in mid-November, to examine the PDF formatted map of Mr. Ferrente's property. Steve mentioned that himself, Margaret Watkins and Carol Hall, both of the PWA, and Paul Doscher, had a coffee rendezvous to discuss possible partnering with other land trusts, such as Trust For Public Land, the PWA, and the Forest Society. Paul stated that his organization will be available to assist to educate the voters on such topics as: growth rates in the community, how much open space is being presently consumed, wildlife habitat values, the projected rate local wildlife is expected to become endangered and formatting this information onto convenient charts and graphics. Mr. Doscher reported that a *cost to community service analysis* is available, but a little effort is needed to gather it from the various sources. With the help of several grants, Paul stated the analysis would be provided free of charge by the Forest Society. Pat advised that any flyers sent out to the voters must meet BOS prior approval. Selectman Kurk, who was not present this evening, wants to be kept abreast of developments on this issue as they unfold. Mike mentioned that to measure the importance of this potential land deal, one should ask how many parcels in town add up to 600 acres. Paul Doscher suggested contacting Bob French, owner of Meadowsend Timberlands, located in New London, N.H., to ascertain if he might be interested in purchasing some or all of the Ferrente Property. Concerning bonding issues, Steve informed the Committee he was in communication with Jan Sydner, deputy treasurer

for Weare, who suggested that it would be preferable to acquire its own bond rather than negotiating with the N.H. Bond Bank because of a lower bond rate, and the Town can issue bonds at any time rather than at specified intervals. Before a bond can be issued, a purchase and sales agreement is required, and several hearings are necessary before issuance, in which Ms. Sydnor is willing to assist. In Paul's opinion, whether the Town chooses a private concern, a municipal bond bank, a commercial bond bank, or non profit lenders, it is the decision of the Town to determine the best method to finance a bond. Additionally, Mr. Doscher vocalized, the Town must acquire a bond rating before issuance. The Safety Complex, Paul noted, is currently the only outstanding bond. The cutoff date to apply for a bond last year was January 11. Steve spoke with an appraiser from Bedford, Dwain Cowall, who asked for a ballpark price of \$3,000 to \$3,500. Dwain suggested authorizing up to \$4,000 from the Weare Conservation Commission. Dwain stated we would be in the cue in November. Andrea made motion to authorize the WCC to appropriate \$4,000 from the Conservation Fund. Pat 2nd all voted in favor and the motion carries.

Non Public Session- Mike made motion to proceed into non public session pursuant to RSA 91-A:3IIe to discuss the cost of the Ferrente Property, the amount of land involved, its exact location, access roads, and acquiring funding. Andrea 2nd, the motion carries, and the meeting passes into non public session at 7:45 P.M. In attendance during the non public session are all committee members present at this evenings meeting. The minutes of the actual proceedings of this meeting were recorded separately and submitted to the Land Coordinator's office. Pat made motion to exit the non public session and Andrea 2nd. All voted in favor, and the meeting returned to the public session at 8:13 P.M.

Re adjournment of the OSC Meeting-Mike mentioned that a site walk of the Ferrente Property is in order, but there is no time frame as yet. Steve forwarded that many of the property's features are portrayed on the GIS analysis. Steve suggested there should be only one scheduled site walk, involving all potential partners. Steve added that some possible funding sources could be the Russell Foundation and Fish & Game. Having agencies such as Fish & Game endorse this project, Pat felt, would have a comforting effect on voters. Also, LCHIP is another possible source, it was mentioned in discussion. Steve suggested executing a transect on the property during the planned site walk. Pat stated she is somewhat concerned with potential hazards on the property, such as old dumps.

Minutes of September 27, 2005- Committee members reviewed the minutes of the previous meeting. The members advised to delete the last sentence on page 2, under the Oliphant Update Topic. Andrea made motion to accept the minutes as amended, and John 2nd. All voted in favor, and the draft version is now final.

Oliphant Update- Mike Boyko had discussion with an appraiser, and Mike described a \$1600.00 price tag to have Mr. Oliphant's appraisal reviewed. So far, only \$1,000 has been authorized for this new appraisal; a desk review would be less costly. A Mr. Craft drew up Tom Oliphant's initial appraisal. Steve feels a full appraisal would be best, since it takes into account the existing road. Mike feels that Tom's appraisal should be reviewed. In order that the appraisal conveys the OSC's primary perimeter of focus, Andrea suggested that the appraiser be supplied with as much information as possible beforehand, thus ensuring a more complete report. George calculated the price of the property to be approximately \$7500.00/acre. Steve recommended determining the Town's contracting rules in order to avoid a conflict of interest if the OSC decides to retain the same appraiser used for the Ferrente Property. To garner a broader spectrum of comparison, Steve volunteered to seek other quotes. For the sake of best interest, the Committee members agree to contact Henry Tiffany, a neighbor of Tom, to ascertain his position with this land negotiation. Steve

conveyed to the Committee that if a property is placed under land conservation, it loses about 2/3 its value. At this juncture of the meeting, general discussion ensued on how best to proceed with the negotiations on this property. Steve made mention that the adjusted appraisal cost be discussed at the next Conservation Commission meeting, and Mike volunteered to contact Henry to determine his objectives in this matter. Mike will also contact Mr. Oliphant to inform him the OSC is moving forward with the appraisal.

Adjournment- Steve made motion to adjourn this evening's session, and Andy 2nd. All voted in favor, and with no further business to transact, the chair adjourned the meeting at 9:38 P.M.

Respectfully Submitted,

John Ciampi
WOSC Recording Secretary

cc: Tina Pelletier
BOS
OSC Files
Town Clerk